# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130060753 DEEDWARR
Recvd: 07/17/13 09:47 2 pgs
Fees: 13.00 Taxes: 306.73
20130717-0073705

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: ~~April 19, 2017~~. 5/20/14
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ARBM Properties, LLC | new owner | |
| (NAME) | (NAME) | 05208010600 |
| 235 Cinnabar Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Yardley, PA 190 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20131161 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Warren V. Picillo, Jr. and wife, Julie A. Picillo**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ARBM Properties, LLC**, hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 182, Section Four, on the Plan of Sequoia Valley, as of record in Book 5200, page 215, Register's office for said County, to which plat reference is hereby made for a more complete and accurate legal description

BEING all of the same property conveyed to Warren V. Picillo, Jr. and wife, Julie A. Picillo by Special Warranty Deed from The New York Guardian Mortgage Corporation dated May 5, 1993 and filed of record in Book 8949, Page 107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ☐

This is improved ☒ property, known as 1184 & 1186 Sioux Terrace, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 12th day of July, 2013.

Warren V. Picillo, Jr.

Julie A. Picillo

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Warren V. Picillo, Jr. and wife, Julie A. Picillo, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Warren V. Picillo, Jr. and wife, Julie A. Picillo executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of July, 2013.

Commission expires: April 19, 2017

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Melissa D. Rogers Notary Public